



THE CITY OF SAN DIEGO **MANAGER'S REPORT**

DATE ISSUED: June 12, 2002 REPORT NO. 02-137

ATTENTION: Honorable Mayor and City Council
Docket of June 18, 2002

SUBJECT: City Heights Urban Village Parking District

REFERENCE: Document No. 294163, dated November 14, 2000

SUMMARY

Issues – 1) Should the Council approve an amendment to the Operating Agreement with the San Diego Community College District for the Mid-City Continuing Education Center Parking District, 2) Should the Council approve additional recommendations related to parking regulations and improvements in the City Heights Urban Village area?

Manager's Recommendation – Approve the Operating Agreement Amendment and other recommendations related to parking in the City Heights Urban Village area.

Other Recommendations – On March 12, 2001 the City Heights Redevelopment Project Area Committee recommended an amendment to the Operating Agreement that would remove 35 parking spaces from the parking district and they also recommended that the Redevelopment Agency contribute \$175,000 in City Heights tax increment funds to the expansion of the parking structure for the Urban Village Town Homes and Office project. The PAC is scheduled to review the parking study at its June 10, 2002 meeting. The results of that review will be presented at the Council hearing. The San Diego Community College District Board of Trustees is scheduled to consider the amendment at their June 5, 2002 meeting. The results of that meeting will be presented at the Council hearing.

Fiscal Impact – See companion item to the Redevelopment Agency for description of proposed Agency contribution of \$200,000 in City Heights Redevelopment tax increment funds for the expansion of the Urban Village Town Homes and Office project parking structure. The ongoing maintenance and

operation of the parking district will be the responsibility of the San Diego Community College District. Ongoing City fiscal impact will be minimal.

BACKGROUND

The Redevelopment Agency assisted the San Diego Community College District in obtaining the City Heights Urban Village site (southwest corner of Fairmount Avenue and Wightman Street) and developing the new Mid-City Continuing Education Center, which opened in November, 2000. As this facility was designed with limited off-street parking and the College District had limited financing available for installation of parking, the City Council approved an operating agreement with the Community College District on November 14, 2000 to establish an on-street parking district.

During primary school hours (7:30 a.m. to 7:30 p.m. on Mondays through Thursdays and 7:30 a.m. to 4:30 p.m. on Fridays) the district restricts the use of approximately 95 on-street parking spaces on the four streets surrounding the Mid-City Continuing Education Center block to the use of permit-holding students and staff of the Center. Outside of these hours the spaces are available for general public use.

With the opening of the new facility and establishment of the permit-only parking, it has been observed that available public parking has become inadequate in the Urban Village area. Heavy competition for limited parking has affected neighboring residents, the recently opened Urban Village Retail Center and nearby public uses, including the City Heights Weingart Library, Performing Arts Center, Mid-City Community Service Center, Mid-City Police Substation and Rosa Parks Elementary School. The parking shortage problem has become most acute when special events, such as sporting events or festivals, are held and attract a larger than usual number of visitors to the Urban Village area.

At the time that Council approved the parking district Operating Agreement, they also directed the Manager to institute a series of other parking regulations and improvements. These items are described in the memo from then Councilmember Kehoe, which is provided as Attachment 1. One of the directives was to conduct a parking study of the Urban Village area.

The consulting firm of Kimley Horn Associates was hired by the Redevelopment Agency to prepare the parking study provided as Attachment 2. This study was prepared in collaboration with representatives of all of the public and private facilities in the City Heights Urban Village as well as parking enforcement officers for the City and the Community College District, the City Heights Redevelopment Project Area Committee and other interested local residents.

DISCUSSION

The Redevelopment Agency has been assisting San Diego Revitalization Corporation (SDRC), the development arm of Price Charities, in the development of the City Heights Urban Village Town Homes and Office project, which is located in the block on the

northern border of the parking district. Included in this project is a multi-story parking structure. SDRC offered to construct 45 additional spaces in the structure if the Agency and Community College District would finance the additional cost for this construction.

The Parking Study is provided along with a supplemental set of staff findings. It recommends that the Agency and Community College District financially contribute to the new parking structure as proposed and amend the parking district agreement as follows:

- Open the new structure for 45 district permit holders between the hours of 7:30 a.m. and 6:00 p.m., Monday through Friday
- Open the structure for 90 district permit holders between the hours of 6:00 p.m. and 9:00 p.m., Monday through Friday
- Reduce the on-street parking district from 95 to 76 spaces by removing from the district the spaces on Fairmount Avenue adjacent to the library and one row of parking adjacent to the north side of Wightman Street, between 43rd Street and Fairmount Avenue.

The parking study concludes that these changes will help alleviate current parking problems, but only if Community College students make maximum use of the parking structure, rather than using it only as a last resort, after all nearby on street parking is used up. The study notes that the opening of the Town Homes and Office project will also assist the current parking situation because it will provide 66 on-street parking spaces on the four streets ringing the project block. All of these spaces are currently removed by the construction activity.

Other conclusions of the parking study and supplemental staff findings are as follows:

- Amend the procedure for issuing permits for special events that are expected to attract a large number of visitors. The permits should not be issued unless the applicant provides a plan to address anticipated parking problems.
- Provide extra parking for weekend and evening special events by making arrangements for using the Town Homes and Office project parking structure as well as other nearby parking lots, including the parking lots at Rosa Parks Elementary School.
- Renegotiate the joint use agreement with San Diego City Schools to provide for the use of both off-street parking lots at Rosa Parks Elementary School, during non school use hours. Currently the parking lot on Wightman Street is gated off and not available for any public use.
- Request that the Community College District issue parking permits to staff of the public facilities in the Urban Village, to help alleviate the impact of the Mid-City Continuing Education Center on the surrounding public uses.
- Recommend that surplus parking be provided in any new development projects to be built in the vicinity of the Urban Village.

- Regulate the parking spaces to be removed from the parking district on Wightman Street and Fairmount Avenue to two hours during the weekday hours to encourage parking turnover.
- Investigate the installation of new parking structures in the following potential locations: a) right-of-way of Wightman Street between 43rd Street and Fairmount Avenue; b) police substation parking lot fronting on Landis Street; c) underneath the tennis courts at the northeast corner of Landis Street and Fairmount Avenue.
- Investigate the conversion of Fairmount Avenue to two lanes one-way northbound and using the saved space to install diagonal parking. This recommendation is made strictly for its advantage to increase parking. Further study of the traffic and economic impacts of the conversion would be needed to determine if the proposal would also be beneficial in these areas.

All of these proposals are recommended for approval. As additional projects are carried out in the Urban Village area, the traffic and parking situation will continue to change. The parking study concluded that the existing parking district is currently well used, but it will be necessary to continue to monitor the effectiveness of both the parking district and the overall area parking situation to determine the best use of existing resources and the recommended approach to future improvements. As stated previously, the success of the proposed changes to the district will depend on the Mid-City Continuing Education Center students, faculty and staff making maximum use of the parking garage. All members of the Urban Village will need to encourage them to do so.

ALTERNATIVE

Modify or reject the recommendations of the parking study. It is recommended that the Operating Agreement be amended to take advantage of additional off-street parking to become available with the new parking structure. The additional parking recommendations are proposed to increase the efficiency of parking in the Urban Village area.

Respectfully submitted,

Hank Cunningham
Director
Community & Economic
Development Department

Approved: Bruce Herring
Deputy City Manager

Cruz Gonzalez
Director
Transportation Department

Approved: George Loveland
Deputy City Manager

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- Attachments:
1. November 14, 2000 Councilmember Kehoe memo
 2. Parking Study and Supplemental Staff Findings
 3. [A. Proposed Amended Parking District Operating Agreement](#)
[B. Strikeout Version](#)
 4. Map of Existing Parking District